

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
February 7, 1962

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, February 7, 1962. Councilmen Brown, Katzakian, Mitchell, Ullmann and Culbertson (Mayor) present; none absent.

Also present: City Manager Graves, Administrative Assistant Carlton, Planning Director Rodgers and City Attorney Mullen.

MINUTES Minutes of January 17, 1962 were approved as written and mailed on motion of Councilman Katzakian, Brown second.

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting and there was no one in the audience who wished to present anything to the Council which was not on the agenda.

Since County Supervisor Vernon Lehman was present in regard to the Auburn Dam-Folsom South Canal Project, Councilman Brown moved that item 8.1. on the agenda be considered at this time. The motion was seconded by Councilman Mitchell and carried.

AUBURN DAM-FOLSOM SOUTH CANAL PROJECT

PROJECT City Manager Graves stated that hearings were to  
ENDORSED be held before the United States Senate Interior  
and Insular Affairs committee on February 20-21 in  
RES.NO. 2508 regard to the Auburn Dam-Folsom South Canal Project  
ADOPTED and that at a recent meeting held by the County  
Board of Supervisors and other organizations and  
persons interested in water conservation and flood  
control the importance of endorsing this project  
and being represented at the hearings was stressed.  
Supervisor Lehman stated that every organization  
interested in this project should present a reso-  
lution in support thereof to Congress as it is  
important to get authorization for this project as  
soon as possible and a high degree of local support  
by those who would be benefited should be shown  
before Congress. He urged that the Council adopt  
a resolution endorsing the project and that a  
representative from Lodi appear at the hearings.  
After further discussion on the need for water and  
the importance of getting this project under way,  
Councilman Katzakian moved the adoption of Resolution  
No. 2508 endorsing the Auburn Dam-Folsom South Canal  
Project. Motion was seconded by Councilman Mitchell  
and carried. Councilman Katzakian then moved that  
Mayor Culbertson represent the City of Lodi at the  
Congressional hearings on February 20-21 in support  
of the Auburn Dam-Folsom South Canal Project. The  
motion was seconded by Councilman Mitchell and  
carried.

PLANNING COMMISSION

RICHFIELD OIL The City Planning Commission recommended approval  
KETTLEMAN of the request of the Richfield Oil Corporation for  
LANE EN- an encroachment permit to allow pump islands and  
CROACHMENT accessory structures such as light poles and signs

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RES. NO. 2509  
ADOPTED

to be located within the Kettleman Lane setback line for a proposed service station at the north-west corner of Kettleman Lane and Hutchins Street in the C-2 Commercial Zone. Such a permit should be given subject to the signing and recordation of an agreement by the owners and operators of the station that the encroaching structures would be removed at no cost to the City at such time as the land within the setback line is required for the widening of Kettleman Lane. The company had also requested a variance to permit canopies over the pump islands. The Planning Commission had denied the variance request because the canopies would extend into the setback line of the houses in the area. However, an appeal from the decision of the Planning Commission had been received from Richfield Oil Corporation. Therefore, it will be necessary to set the appeal for public hearing, but the oil company would like to have the request for an encroachment permit approved at this meeting. Then if the variance for the canopies is granted at the hearing, a new agreement will be submitted to cover their installation. On motion of Councilman Katzakian, Brown second, the Council adopted Resolution No. 2509 granting an encroachment into the Kettleman Lane setback line to the Richfield Oil Corporation for the installation of pump islands, subject to signing and recordation of an agreement for their removal at no expense to the City at such time as Kettleman Lane is widened. Councilman Katzakian then moved that the appeal of Richfield Oil Company from the decision of the Planning Commission in regard to canopies be set for public hearing on February 21, 1962. Motion was seconded by Councilman Ullmann and carried.

FALLOUT  
SHELTERS

The Planning Commission recommended that the Zoning Ordinance be amended to permit civil defense shelters to be located within a required front yard or street side yard subject to the issuance of a use permit. The proposed amendment was set for public hearing on February 21, 1962 on motion of Councilman Mitchell, Brown second.

PC ACTIONS

The following actions of the Planning Commission were reported:

1. Approved the tentative map of the Lobaugh Subdivision located along Lower Sacramento Road and which is located immediately north of the Woodbridge Irrigation District Canal.
2. Recommended approval of a County use permit for the Fairmont Investment Company to construct medical offices at the northwest corner of Fairmont Avenue and Vine Street.
3. Denied the request of the Richfield Oil Company for a zoning adjustment to permit canopy structures to be located within the required front yard and street side yard for a proposed service station at the north-west corner of Kettleman Lane and Hutchins Street in the C-2 commercial zone.

REZONING TO  
C-P W. ELM  
ST. 200 BLK.

The Planning Commission recommended that the property along both sides of Elm Street between Church Street and Pleasant Avenue be changed from the R-4 multiple-family residential zone to the C-P commercial-professional office zone. The proposed

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rezoning was set for public hearing on motion of Councilman Katzakian, Ullmann second, for the meeting of February 21, 1962.

## COMMUNICATIONS

- ABC LICENSE Notice of application for alcoholic beverage license, Beer and Wine Wholesaler and Importer, Lester E. Lind, La Loma Wine Company, 5 South Sacramento Street.
- POLICE COMMENDED Letter from Michael N. Canlis, Sheriff of San Joaquin County, was read in which he commended Chief of Police Pat Coon, Sergeant Al Cross, and the Lodi police auxiliary for the aid extended during the recent all-night search for a 2½-year-old child in the Woodbridge area.

## REPORTS OF THE CITY MANAGER

- SPECS - OILS AND GREASES City Manager Graves presented specifications for motor vehicle fuels and lubricants and recommended that they be approved. On motion of Councilman Brown, Mitchell second, the City Council approved the specifications for motor vehicle fuels and lubricants and authorized calling for bids thereon.
- SPECS - POLICE CARS On recommendation of the City Manager, specifications for four police cars were approved on motion of Councilman Katzakian, Mitchell second, and call for bids authorized.
- SPECS - CURB & GUTTER AT AMERICAN LEGION PARK Specifications for the installation of curb and gutter at American Legion Park were presented. The City Manager stated that the Hutchins Street right of way was 60 feet and there was some question as to whether the curb should be set back sufficiently to allow for a future 80-foot right of way. He felt that the curb and gutter should be installed at the present width. Councilman Katzakian thought that the extra width would be a safety factor in keeping cars stopping at the park from interfering with traffic. Councilman Brown agreed, stating that the setback at Blakely Park had helped the traffic situation in that area. Mayor Culbertson agreed that more room for parking is advisable, stating that the schools had set a good example. City Manager Graves stated that the schools had difficulties with cars being double parked; he felt that off-street parking was preferable. Councilman Brown said that the curb should be moved back to the power poles. Councilman Ullmann felt that the matter should be tabled until the next meeting. Councilman Katzakian moved that the plans and specifications be referred back to the Engineering Department for study and recommendation as to the possibility of setting the curb line farther back. The motion was seconded by Councilman Brown and carried.
- SPECS - PARK SPRINKLERS On motion of Councilman Mitchell, Katzakian second, the City Council approved the specifications for pipe, fittings and sprinkler heads for a sprinkler system at American Legion Park.
- CIVIC CENTER SITE DEED City Manager Graves presented a deed from Earl F. Bunds, et al, for the property at the southeast corner of Pleasant and Elm Streets at a cost of \$15,500 which was the amount originally offered by the City. He recommended that the purchase of this property be authorized. On motion of Councilman Katzakian, Mitchell second, the Council authorized

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the purchase of the parcel of land at the south-east corner of Pleasant and Elm Street for \$15,500.

LOCKEFORD ST. RIGHT OF WAY In regard to the suit for right of way on West Lockeford Street, City Attorney Mullen reported that the trial judge had awarded Adrian V. Carleton \$413 which was the amount of the City's appraisal. Mr. Carleton is to receive this amount less \$150 for the cost of installing sidewalk. This action finished the acquisition of right of way on Lockeford Street.

CLAIMS Claims in the amount of \$137,755.53 were approved on motion of Councilman Katzakian, Brown second.

WITHDRAW CHEATHAM ADDN FROM WCFPD City Manager Graves stated that the annexation of the Cheatham Addition had been completed and that the territory should be withdrawn from the Woodbridge Fire District. On motion of Councilman Brown, Mitchell second, the City Council adopted Resolution No. 2510 withdrawing the Cheatham Addition from the Woodbridge County Fire Protection District.

RES. NO. 2510 ADOPTED

CITY ELECTION In regard to the municipal election on April 10, 1962, the City Council set the time for the polls to remain open from 7 a.m. to 7 p.m.

1961 ED. OF BLDG. CODE The City Manager said that the Chief Building Inspector had recommended that the City adopt the 1961 edition of the "Uniform Building Code" to replace the 1958 edition presently being used. On motion of Councilman Katzakian, Brown second, the City Council introduced Ordinance No. 716 adopting Volumes I and III of the "Uniform Building Code" 1961 edition, by reading of title only, and set public hearing thereon for March 7, 1962.

ORD. NO. 716 INTRODUCED

MASTER WATER PLAN The City Council and City Manager discussed the design criteria for the Lodi Master Water Plan as outlined in a letter dated January 25, 1962 from Wilsey, Ham & Blair. Copies of the letter had been sent to members of the Council. This letter had been written as a result of conversations between the City Manager and Wilsey, Ham and Blair to clarify the scope of the study contracted for by the Council at a previous meeting.

OPERATIONS INCLUDED IN WATER STUDY When discussing the water study with the Wilsey, Ham and Blair engineer, the City Manager discovered that their term "operations" referred to equipment and controls for the system. However, in rejecting "operations" from the material to be studied at the time the contract was proposed, the City Manager had thought it referred primarily to staffing, etc. and had recommended that it be eliminated from the study to reduce the cost. Now he feels that it should be included in the study, which would cost an additional \$700. Councilman Katzakian moved that \$700 be approved for additional study to include the operational phases of the master water plan. The motion was seconded by Councilman Ullmann and carried.

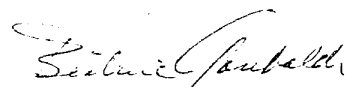
PUMP AT NORTH END OF LINCOLN ST. The City Manager showed the Council plans which had been requested by Mr. Harold Kundert for housing a storm drainage pump at the north end of Lincoln Street. At the time the pump was installed the City had an easement for a pipe line to the river and had obtained the oral consent of Mr. Kundert for the installation of the pump. The pump was installed where the land sloped to the river; however,

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the land has since been filled in by Mr. Kundert who wishes to build two houses thereon. Mr. Kundert, who was in the audience, said he would like to have the pump removed, but in lieu thereof he was willing to have the City construct a shelter over the pump. Mr. Graves felt that the request for a shelter over the pump was reasonable; however he had learned that evening that Mr. Kundert felt that he should not have to pay the acreage fee for utilities as required by the Subdivision Ordinance. Since subdividers must comply with the ordinance, further discussion with Mr. Kundert is necessary. After considerable discussion, Councilman Brown moved that the matter be tabled to the next meeting in order to give the City Manager, City Attorney, and a member of the Engineering Department an opportunity to get together with Mr. Kundert and reach an agreement. The motion was seconded by Councilman Mitchell and carried.

Councilman Brown asked what had been done concerning the curb and gutter program for which \$25,000 had been placed in the budget. The City Manager explained that the press of more important projects, illness in the Engineering Department and size of the engineering staff had prevented work being started on the program.

On motion of Councilman Katzakian, Brown second, the Council adjourned.

  
ATTEST: BEATRICE GARIBALDI  
City Clerk